



City of NORFOLK

C: Dir., Department of City Planning

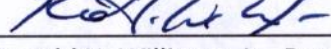
To the Honorable Council
City of Norfolk, Virginia

May 12, 2015

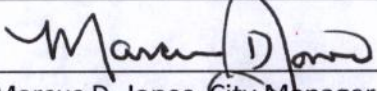
From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Shahpor (Ben) Mahgerefteh for the following requests:**

- a. **Special Exception for Mixed Uses** – to permit residential above commercial
- b. **To modify a previously approved Development Certificate within the 21st Street Pedestrian Commercial Overlay (PCO-21st Street)** – to allow for a smaller two-story addition over an existing commercial building than what was previously approved

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-1**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Requests:** Special Exception and PCO Development Certificate to allow for a mixed use expansion over an existing building, proposed with 1,975 square feet of commercial space on the ground floor and twelve residential dwelling units on the second and third floors.
- IV. **Applicant:** Shahpor (Ben) Mahgerefteh
- V. **Description:**
 - The site consists of a vacant commercial building (formerly home to The Hurrah Players theater group) and is located within the Ghent Business District, on the south side of Woodrow Avenue, as Woodrow merges eastward with the 900 block of West 21st Street
 - The applicant has provided a parking plan that provides off-street parking within the existing building, sufficient to accommodate 20 new parking spaces within the rear portions of the ground floor, which complies with the parking requirements for the mix of proposed uses.
 - The proposed development meets all *Zoning Ordinance* requirements with no waivers necessary.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated April 23, 2015 with attachments
- Letters of support/opposition
- Proponents and Opponents
- Ordinances



City of NORFOLK

Planning Commission Public Hearing: April 23, 2015

Executive Secretary: George M. Homewood, AICP, CFM *GMH*

Staff: Matthew Simons, CFM *M.S.*

Staff Report	Item No. 10	
Address	935 Woodrow Avenue	
Applicant	Shahpor (Ben) Mahgerefteh	
Requests	Special Exception	Mixed Uses (residential above commercial)
	PCO Development Certificate	To modify a previously approved PCO-21 st Street Development Certificate for a two-story addition over an existing commercial building
Property Owner	Shahpor (Ben) Mahgerefteh	
Site Characteristics	Site Area	9,584 sq. ft.
	Zoning	C-2 (Corridor Commercial) 21 st Street Pedestrian Commercial Overlay (PCO-21 st Street)
	Neighborhood	Ghent
	Character District	Traditional
Surrounding Area	North	C-2: The Taphouse Grill
	East	I-1: HMZ Inc (Cigar & Cigarette Lighter Wholesaler)
	South	R-11: Three single-family houses
	West	C-2, PCO-21 st Street: Three townhomes and a gym



A. Summary of Request

- The applications request expansion of an existing building to allow a mixed use building with 1,975 square feet of commercial space on the ground floor and twelve residential dwelling units on the second and third floors.
- The site consists of a vacant commercial building (formerly home to The Hurrah Players theater group) and is located within the Ghent Business District, on the south side of Woodrow Avenue, as Woodrow merges eastward with the 900 block of West 21st Street.

B. Plan Consistency

- *plaNorfolk2030* designates this site as commercial.
- The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the commercial land use category as a location for a broad range of retail, hotel, and office uses located along arterial roadways, near transit hubs, or in neighborhood-serving nodes.
 - It further states that these areas may include residential uses, typically located above the ground floor in a mixed use development.
- Given that the proposed development would include commercial uses with a mix of residential dwellings, the proposed mixed use is consistent with *plaNorfolk2030*.

C. Zoning Analysis – Special Exception for Mixed Uses

i. General

- The C-2 and PCO-21st districts allow for a proposed mix of residential and commercial uses in the same building by obtaining a special exception.
- The property is currently developed with a vacant commercial building.
- The applicant is proposing to redevelop the site in accordance with the attached conceptual site plan, which includes ground floor parking and commercial space, a second floor comprised of 6 residential units, and a third floor comprised of the remaining 6 residential units.
- Site history:

City Council Approval	Applicant	Changes
August 2013	Patricia Letchworth	<ul style="list-style-type: none">• Rezoning from I-1 to C-2 and PCO-21st Street• Special exception to allow Mixed Uses<ul style="list-style-type: none">○ Expired after one year of inactivity
November 2013	Patricia Letchworth	<ul style="list-style-type: none">• PCO Development Certificate to permit a multi-story addition to the existing building
Pending	Shahpor (Ben) Mahgerefteh	<ul style="list-style-type: none">• Special exception to allow Mixed Uses<ul style="list-style-type: none">○ Increase from 10 to 12 allowable residential dwelling units• New PCO Development Certificate<ul style="list-style-type: none">○ Increase in transparency from 50% to 60%○ 9-foot reduction in proposed height

- Since the special exception for mixed uses was originally approved in 2013, the surrounding area has seen an influx of new commercial development.
 - Approximately four acres of industrial land, located directly to the northeast of the site, was rezoned from industrial to commercial with a new retail and office complex recently built, with a Fresh Market grocery anchor and medical office building now located across from the site.
 - A similar mixed use redevelopment directly west of the site has been completed and is fully occupied, with Meyer's Fitness gym utilizing the retail space directly beside this site.
 - These recent development changes surrounding this site are more compatible with the proposed mixed use of the site than the surrounding contexts present in 2013.

ii. Parking

- The site is located within the PCO-21st Street overlay district which requires one parking spaces per residential dwelling unit and no parking for any office or commercial use with less than 2,000 square feet.
- The proposed mixed use development with 12 dwelling units and 1,975 square feet of commercial space will be required to provide 12 off-street parking spaces.
- The 9,114 square foot building currently has no parking available on the site but is grandfathered for 36 parking spaces.
 - Four bicycle parking spaces will be required.
- The applicant has provided a parking plan that provides off-street parking within the existing building, sufficient to accommodate 20 new parking spaces within the rear portions of the ground floor, which complies with the parking requirements for the mix of proposed uses.

iii. Flood Zone

The property is in the X Flood Zone, which is a low risk flood zone.

D. Zoning Analysis – Development Certificate - PCO-21st Street

Development Standards

- Building Location and Orientation:
 - The building is located along Woodrow Avenue, however the building line as viewed from the street is a continuous extension of West 21st Street.
 - The building location and orientation along Woodrow Avenue meet PCO development standards required for buildings located along West 21st Street.
 - The front building façade is built within a zone between the front property line and a setback not exceeding ten feet.
 - The principal façade and entrance for the commercial use is located along Woodrow Avenue.

- Façade Treatment:
 - Proposed changes to the façade along Woodrow Avenue meet all standards required along West 21st Street, with 60% of the total ground floor façade being transparent from the street.
- Parking Location and Access:
 - The parking court for the building is fully screened from view, located within the structure, meeting the PCO requirements.
 - There is one existing curb cut along Woodrow Avenue leading to the screened parking.
- Landscaping and Buffering:
 - Landscape enhancements are proposed along the Woodrow Avenue façade, in keeping with the PCO requirements.
- Signs:
 - No monument sign is proposed with this Development Certificate.
- The proposed development meets all *Zoning Ordinance* requirements with no waivers necessary.

E. Transportation Impacts

Trip Generation Analysis

- Institute of Transportation Engineers (ITE) figures estimate that this use will generate 115 new vehicle trips per day.
- Based upon ITE data, the prior warehouse use on this site would be expected to generate 35 weekday trips while the proposed new mixed use project including twelve apartments and approximately 1,600 square feet of retail space would be expected to generate 150 trips on weekdays.

F. Impact on the Environment

The site must continue to comply with all the standards set forth in the *Zoning Ordinance of the City of Norfolk, 1992*.

G. Impact on Surrounding Area/Site

- By requiring this use to conform to the conditions listed below, the proposed mixed use development should not have a negative effect on the surrounding neighborhood.
- The proposed 9-foot reduction in overall height should be more compatible with the surrounding uses and building massing along this portion of Woodrow Avenue.

H. Payment of Taxes

The owner of the property is current on all real estate taxes.

I. Civic League

- Notice was sent to the Ghent Neighborhood League and Ghent Business Association on April 10th.
- The applicant attended the April Ghent Business Association meeting.

J. Communication Outreach/Notification

- Legal notice was posted on the property on March 17.
- Letters were mailed to all property owners within 300 feet of the property on April 9.
- Legal notification was placed in *The Virginian-Pilot* on April 9 and April 16.

K. Recommendation

Given the proposed mixed use development is compatible with the surrounding uses, and since the revised PCO Development Certificate is increasing the percentage of ground floor transparency, decreasing the total height and not requesting any development waivers, Staff recommends that the special exception and PCO Development Certificate be **approved** subject to the special exception conditions shown below:

- a. Not more than twelve (12) residential dwelling units shall be located on the property.
- b. The site shall be redeveloped to provide no fewer than 20 new parking spaces within the ground floor of the structure, in accordance with the proposed parking plan prepared by *Robyn Thomas Architecture*, dated April 6, 2015, and placed on file with the Department of Planning.

Attachments

Location Map

Zoning Map

Applications

2013 Approved Elevation

Proposed Elevation

Conceptual Site Plan

Notice to the Ghent Neighborhood League (GNL) and Ghent Business Association (GBA)

Letter of no objection from GNL

Letter of support from GBA

Proponents and Opponents

Proponents

Robyn Thomas – Representative
913 West 21st Street
Norfolk, VA 23517

Jane Cantin
945 Woodrow Avenue
Norfolk, VA 23517


Opponents

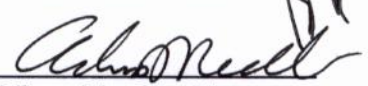
None

Checked neither *For* nor *Against*

Rosemarie Dougherty
1917 Countryside Lane
Virginia Beach, VA 23454

Mary Storm
932 Harrington Avenue
Norfolk, VA 23517

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT MIXED USES ON PROPERTY LOCATED AT 935 WOODROW AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit mixed uses on property located at 935 Woodrow Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 106 feet, more or less, along the southern line of Woodrow Avenue beginning 415 feet, more or less, from the eastern line of Hampton Boulevard and extending eastwardly; premises numbered 935 Woodrow Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) Not more than twelve (12) residential dwelling units shall be located on the property.
- (b) The site shall be redeveloped to provide no fewer than 20 new parking spaces within the ground floor of the structure, in accordance with the proposed parking plan prepared by Robyn Thomas Architecture, dated April 6, 2015, and placed on file with the Department of Planning.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and


specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;


- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A PEDESTRIAN COMMERCIAL OVERLAY DISTRICT DEVELOPMENT CERTIFICATE TO PERMIT THE RENOVATION OF AN INDUSTRIAL BUILDING AND CONVERSION TO MIXED USES AT 935 WOODROW AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Pedestrian Commercial Overlay District (PCO) Development Certificate is hereby granted to permit the renovation of an industrial building and conversion to mixed uses on property located at 935 Woodrow Avenue. The property to which this PCO Development Certificate applies is more fully described as follows:

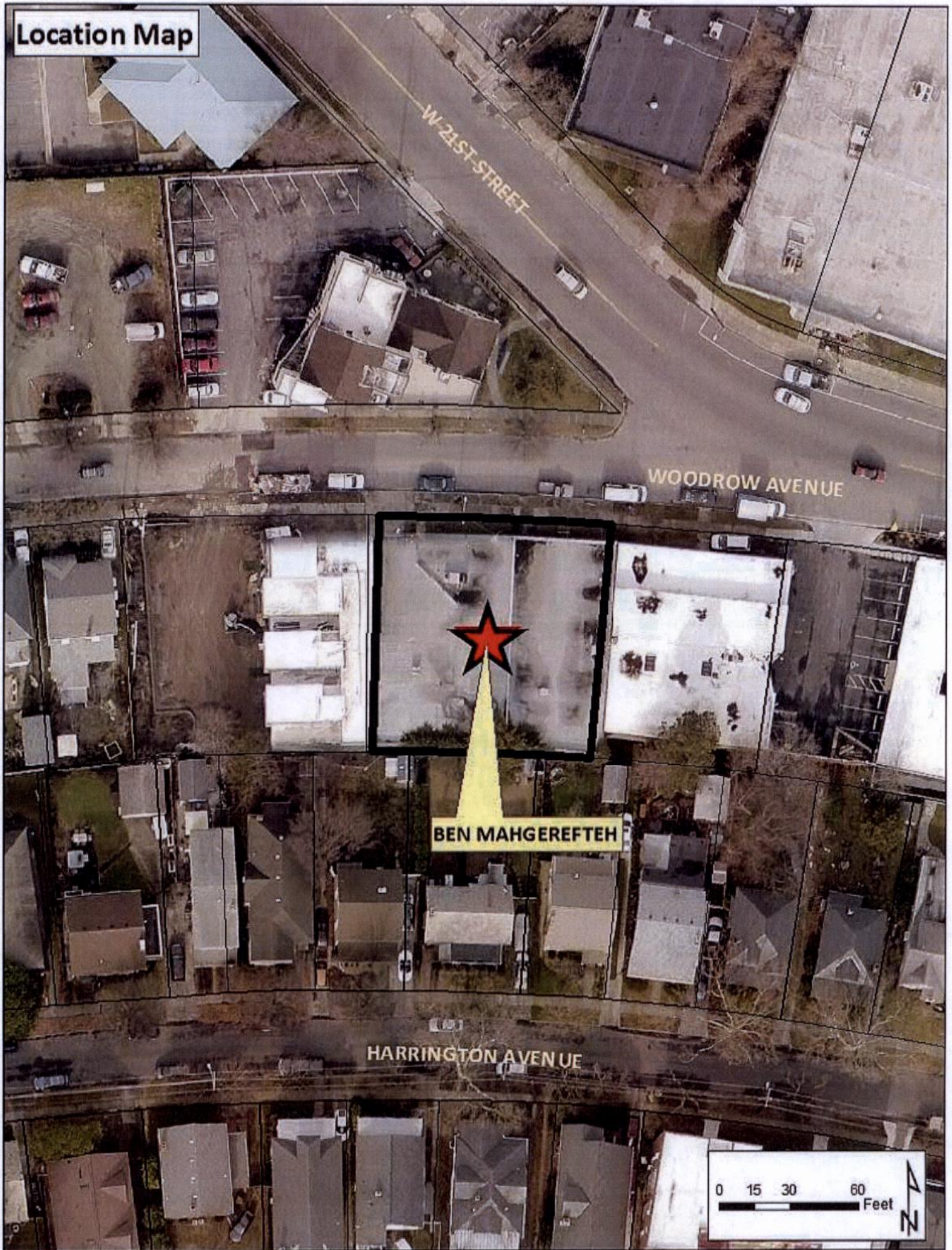
Property fronting 106 feet more or less, along the southern line of Woodrow Avenue, beginning 415 feet, more or less, from the eastern line of Hampton Boulevard and extending eastwardly; premises numbered 935 Woodrow Avenue.

Section 2:- That the PCO Development Certificate granted hereby shall be subject to the following condition:

- (a) Any subsequent changes made to the project, as described in the staff report and as approved through this development certificate process, shall be reviewed as an amendment to the development certificate.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

Location Map



W 21ST STREET

WOODROW AVENUE

BEN MAHGEREFTEH

HARRINGTON AVENUE

0 15 30 60 Feet



Zoning Map

DSP

W 23RD STREET

I-1

C-2

AZALEA COURT

C-2

C-2

R-15

C-2

R-11

W 21ST STREET

WOODROW AVENUE

C-2

I-1

I-1

C-2

R-11

BEN MAHGEREFTEH

HARRINGTON AVENUE

R-11

R-15

GATES AVENUE

R-15

0 25 50 100 Feet



13



**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: RESIDENTIAL USE IN C-2

Date of application: 03.09.2015

DESCRIPTION OF PROPERTY

Property location: (Street Number) 935 (Street Name) WOODROW

Existing Use of Property OFFICE/WAREHOUSE

Current Building Square Footage 9810 SF

Proposed Use COMMERCIAL & PARKING ON FIRST FLOOR, 12
RESIDENTIAL UNITS ON 2ND & 3RD FLOORS

Proposed Square Footage 28,100

Proposed Hours of Operation:

Weekday From N/A To _____

Friday From _____ To _____

Saturday From _____ To _____

Sunday From _____ To _____

Trade Name of Business (If applicable) N/A

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application
Special Exception
Page 2**

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) MAHCEREFTEH (First) SHAHPOK (MI) _____

Mailing address of applicant (Street/P.O. Box): 4125 PORTSMOUTH BLVD

(City) PORTSMOUTH (State) VA (Zip Code) 23701

Daytime telephone number of applicant (757) 615-8383 Fax (757) 399-3935

E-mail address of applicant: benprestigeab@gmail.com

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of applicant () _____ Fax () _____

E-mail address of applicant: _____

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) SAME AS APPLICANT (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of owner () _____ email: _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

CIVIC LEAGUE INFORMATION

Civic League contact: GHEAT CIVIC LEAGUE - HENRY CONDE - INFO@GHEATVA.ORG

Date(s) contacted: _____

Ward/Super Ward information: _____

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: BEN MEHGERETEH Sign: _____ / _____ / _____
(Property Owner or Authorized Agent of Signature) (Date)

Print name: _____ Sign: 3-9-15 / _____ / _____
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / _____ / _____
(Authorized Agent Signature) (Date)



APPLICATION
Pedestrian Commercial Overlay Development Certificate

Date of application: 04.03.2015

DESCRIPTION OF PROPERTY

Proposed Location of Property: Street Number) 935 (Street Name) WOODROW

Zoning Classification: C-2

Existing Use of Property: WAREHOUSE

Current Building Square Footage 9525 SF

Proposed Use MIXED USE COMMERCIAL / RESIDENTIAL

Trade Name of Business (If applicable) CAPITOL FINANCE, INC.

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) MAHGERETEH (First) BEN (MI) _____

Mailing address of applicant (Street/P.O. Box): 4125 PORTSMOUTH BLVD.

(City) PORTSMOUTH (State) VA (Zip Code) 23701

Daytime telephone number of applicant (757) 615.8383 Fax () _____

E-mail address of applicant: BENPRESTIGEART@GMAIL.COM

2. Name of property owner: (Last) SAME (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of owner () _____ Fax number () _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised December, 2014)

CIVIC LEAGUE INFORMATION

Civic League contact: HENRY CONDE - CHANT CIVIC LEAGUE

Date(s) contacted: 04.03.2015

Ward/Super Ward Information: _____

CRITERIA FOR REVIEW

Please provide the following information:

- (a) Use characteristics of the proposed development, including the types of ground-floor active uses and activity continuity along the street front.

FIRST FLOOR - COMMERCIAL } COVERED PARKING

- (b) Location and adequacy of off-street parking and loading provisions, including desirability of bicycle parking.

BACK OF FIRST FLOOR (VEHICULAR & BICYCLE)

- (c) Architectural relationships, both formal and functional, of the proposed development of both surrounding buildings and the public right-of-way, including siting, massing, proportion, and scale.

PLEASE SEE DWGS.

- (d) Suitability of signs, landscape, lighting, and other site or building features in relations to the existing or planned public improvements in the district.

PLEASE SEE DWGS.

REQUIRED ATTACHMENTS

- Check for **\$5** made payable to Treasurer, City of Norfolk,
- **If waivers are requested**, additional analysis will be needed; which will require an additional fee of **\$100**.
- Description and details of proposal.
- Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Physical and architectural relationships to surrounding development
 - Location, access, and egress, and site design of parking serving the principal use(s)
 - Pedestrian circulation on and near the site, including pedestrian connections between the designated parking and principal use(s)
 - Location and character and continuity of any open space and landscaping on the site.
 - Location and dimensions of onsite signage
 - Please provide the names and addresses of all professional consultants advising the applicant in the proposed development

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: CATY BLAKE Sign: Cathy Blake 04/03/15
(Property Owner or Authorized Agent Signature) (Date)

Print name: CATY BLAKE Sign: Cathy Blake 04/03/15
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

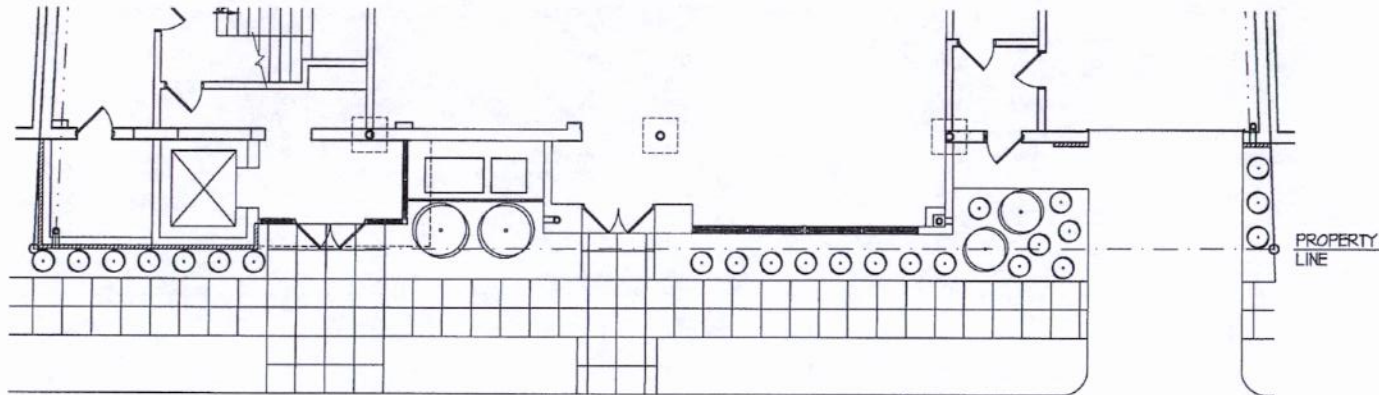
Telephone (757) 664-4752 Fax (757) 441-1569

(Revised December, 2014)



935 WOODROW AVE. - NORTH ELEVATION

1/16" = 1'-0"

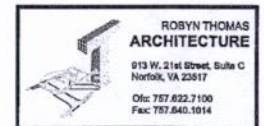


935 WOODROW AVE. - SIDEWALK/ PARTIAL FIRST FLOOR PLAN

1/16" = 1'-0"

EXISTING CURB LINE

PROPERTY
LINE



2013 Approved PCO Development Certificate Elevation



FRONT ELEVATION

1/16" = 1'-0"



REAR ELEVATION

1/16" = 1'-0"



ROBYN THOMAS
ARCHITECTURE

813 W. 21st Street, Suite C
Norfolk, VA 23517

On: 757.822.7100
Fax: 757.840.1014

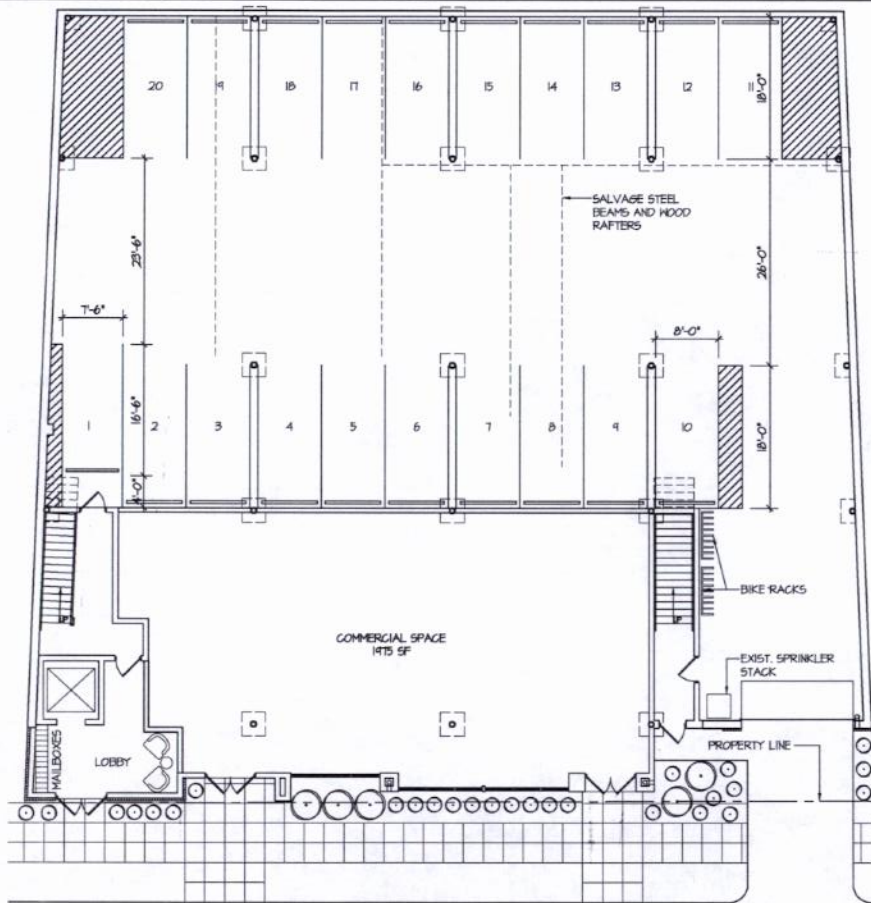


RENOVATIONS TO
935 WOODROW AVE
NORFOLK, VA

REVISIONS

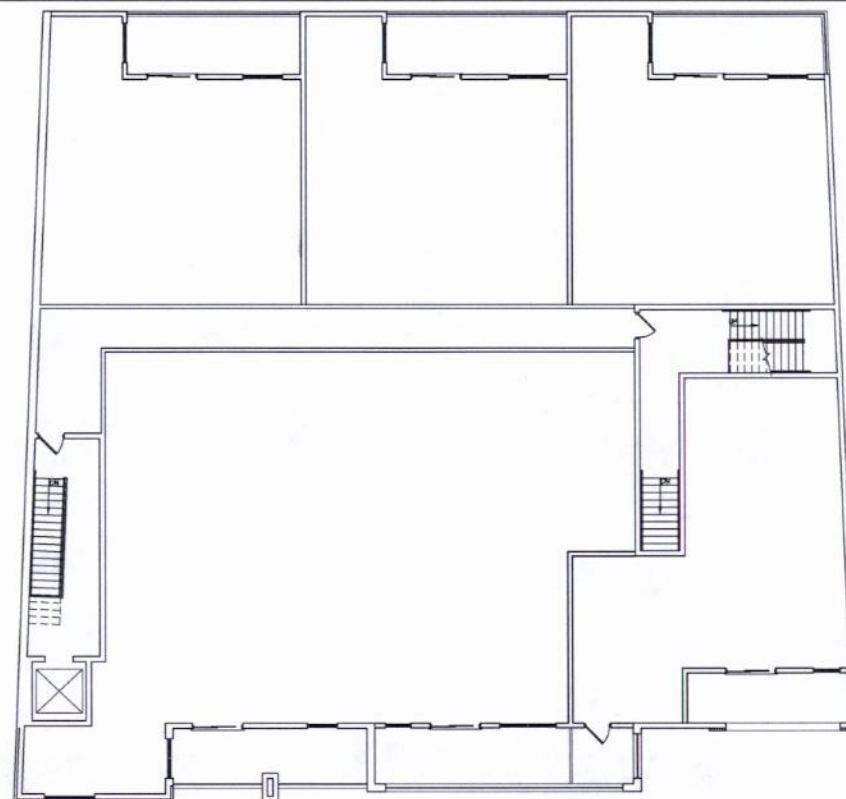
△	DATE	COMMENTS

OF	A1.1
04.06.2018	
DATE	
15-008	
COMM. NO.	
DRAWN	CEB
CHECKED	RJT



ARCHITECTURAL SITE PLAN

1/16" = 1'-0"



TYPICAL 2ND + 3RD FLOOR PLAN

1/16" = 1'-0"

PARKING ANALYSIS

ADDRESS	SQ. FT.	TENANT	DWELLING UNITS	PARKING CALC.	REQ'D PARKING
935 WOODROW AVE	1975 SF	COMMERCIAL	-	2000 SF	0 SPACES
	-	RESIDENTIAL	12	1 SPACE/DU	12 SPACES
REQ'D. PARKING			ACTUAL PARKING		
12 SPACES			20 SPACES		



ROBYN THOMAS
ARCHITECTURE

913 W. 21st Street, Suite C
Norfolk, VA 23517

On: 757.822.7100
Fax: 757.840.1014



RENOVATIONS TO
935 WOODROW AVE
NORFOLK, VA

REVISIONS

DATE	COMMENTS

OF	A1.0
DATE	04.06.2018
COMM. NO.	15-008
DRAWN	CEB
CHECKED	RJT

Simons, Matthew

From: Simons, Matthew
Sent: Friday, April 10, 2015 12:23 PM
To: HENRY CONDE; Ted Enright; emily@ghentva.org
Cc: Wilson, Denise; Whibley, Terry; Winn, Barclay; Robyn Thomas
Subject: Mixed Use Special Exception + PCO Development Certificate

GNL and GBA,

I know both groups have already heard from the applicant on this item... but I want to make sure that everyone had the Staff Report for this upcoming request.

The property at 935 Woodrow Avenue (old Hurrah Players bldg) received a Special Exception and PCO Development Certificate to expand the existing building by adding a two-story addition upwards, in order to add residential above commercial and indoor parking.

The property owner sat on the project for over a year while The Fresh Market was under construction and a few other small projects were under way in that block. Special Exceptions have to be activated within a year of their approval, so this is why the application is coming back to the Planning Commission.

The application differs from the previous 2013 approval in that the building addition is proposed to be 9-feet shorter than the previously approved addition. There will also be a bit more glazing into the commercial space (60% vs 50% in 2013).

Again, no development waivers are being requested.

The Staff Report is attached here: <http://www.norfolk.gov/AgendaCenter/ViewFile/Item/1392?fileID=1702>

If you have any specific questions about the proposal, please contact either me or the architect Robyn Thomas.

Matthew Simons, CFM
City Planner II
City of Norfolk - Department of Planning
Land Use Services
757-664-4750

Newcomb, Leonard

From: Paige Rose <paige@ghentva.org>
Sent: Wednesday, April 22, 2015 11:14 PM
To: Homewood, George; Newcomb, Leonard
Cc: H Conde; Robyn Thomas; Simons, Matthew
Subject: Planning Commission: GNL review: Revisions - 935 Woodrow / Mixed Use

Dear Planning Commission Members and City Staff,

The GNL found no objections to this proposal as presented at the April 2015 GNL Project Review meeting or as discussed at the April 2015 GNL Monthly Membership meeting.

Thank you for the opportunity for review and input.

Sincerely,
Paige Rose

Paige Rose
GNL Project Review Chair
Ghent Neighborhood League
(757) 625-1930

Simons, Matthew

From: Ted Enright <ted@nusbauminsurance.com>
Sent: Friday, April 24, 2015 9:45 AM
To: Simons, Matthew
Subject: RE: Mixed Use Special Exception + PCO Development Certificate

Matthew, I am so sorry for my slack. GBA is in favor of both projects in our neighborhood that planning commission reviewed.

Ted Enright
Vice President
Phone: 757-622-4653
Mobile: 757-404-0476
Fax: 757-624-1573
S.L. Nusbaum Insurance Agency, Inc.
500 W. 21st Street, Suite 300
Norfolk, VA 23517

----- Original message -----

From: "Simons, Matthew"
Date: 04/23/2015 12:26 PM (GMT-05:00)
To: Ted Enright
Subject: Re: Mixed Use Special Exception + PCO Development Certificate

Ted,
I didn't receive a formal letter on this... I'm going to use this email to inform the Commission on GBA's status.

If there is a more formal or updated response to this from GBA please let me know quickly as I'm presenting to the Commission in about an hour.

Sent using OWA for iPhone

Matthew Simons, CFM
City Planner II

City of Norfolk
Dept. of City Planning
Land Use Services - Zoning
Main No. 757-664-4752
Direct No. 757-664-4750

From: Ted Enright <ted@nusbauminsurance.com>
Sent: Friday, April 10, 2015 12:25:01 PM
To: Simons, Matthew; HENRY CONDE; emily@ghentva.org
Cc: Wilson, Denise; Whibley, Terry; Winn, Barclay; Robyn Thomas
Subject: RE: Mixed Use Special Exception + PCO Development Certificate